

**Department of Housing and  
Community Development**

HOUSING POLICY  
DEVELOPMENT, HCD

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

APR 04 2011

City or County Name: CITY OF VICTORVILLE

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Reporting Period by Calendar Year: from 1 2010 to 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Victorville
Reporting Period	1/1/2010 - 12/31/2010

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
Beazer Homes	SF	O		19	39		58		0	0			
DR Horton - Sierra	SF	O		56	45		101		0	0			
KB Homes - Bella	SF	O		36			36		0	0			
Daca & Dueto Del Tract 16063-3	SF	O	6	8			14		0	0			
Tract 15394-1	SF	O		21			21		0	0			
Legacy Homes - Tract 17434	SF	O		15			15		0	0			
Victory Homes	SF	O		5			5		0	0			
Woodside Homes - Resubm II & Carrano	SF	O		25			25		0	0			
(9) Total of Moderate and Above Moderate from Table A3							0						
(10) Total by Income Table A/A3							6	185	84				

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		2	6	8	Utilized Neighborhood Stabilization Program funds to purchase, rehabilitate and then sell houses to lower income families.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	2	6	8	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

\* Note: This field is voluntary

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Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			200620072008200920102011201220132014										Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed	1,973											6	1,967
	Restricted Non-deed restricted						6							
Low	Deed	1,401											185	1,216
	Restricted Non-deed restricted						185							
Moderate	Deed	1,630											168	1,462
	Restricted Non-deed restricted						168							
Above Moderate		3,614												3,614
Total RHNA by COG. Enter allocation number:													359	8,259
Total Units														
Remaining Need for RHNA Period														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**TABLE C**  
**PROGRAM IMPLEMENTATION STATUS**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
<b>MAINTENANCE OF EXISTING HOUSING STOCK</b>					
Housing Rehabilitation Program Measure 3.2.2	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Provides loans, grants and rebates to income qualified homeowners to rehabilitate their homes.	CDBG; RDA Housing Set-aside	Economic Development Department	On-going
Code Enforcement Measure 3.2.1	Preserve housing units by enforcing municipal codes.	Enforce municipal codes and abate violations. Encourage use of City programs to rehabilitate and bring property into compliance.	CDBG	Building Division	On-going
Senior/Disabled Repair Grants that provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. Measure 3.2.1	Assist seniors and the disabled with minor home repairs	Revitalize and enhance neighborhoods. Correct code enforcement violations, by providing grants of up to \$10,000	CDBG/HOME	Economic Development Department	On-going Goal 5-10 households annually
<b>CONSERVING &amp; IMPROVING EXISTING AFFORDABLE HOUSING</b>					
Section 8 Rental Vouchers	Ensure continued availability of Section 8 Rental Vouchers.	Continue to assist approximately 800-900 Very Low income recipients per year with Section 8 Vouchers	Section 8	San Bernardino County Housing Authority	On-going
At-Risk Housing Preservation Measures 3.3.1, 3.3.2, 3.3.3	Protect the affordability of the City's existing assisted units.	Seek opportunities to continue the affordability of existing units at risk of converting to market rate, including the potential conversion of 292 assisted units.	Section 8; CDBG; RDA Housing Set-aside	San Bernardino County Housing Authority / Economic Development Department	On-going
Affordable Housing Monitoring Measure 3.3.2	Maintain Compliance of Affordable Housing Agreements	Monitor affordable housing projects to ensure the requirements of the affordable housing covenants are being met	CDBG; RDA Housing Set-aside	Economic Development Department	On-going

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HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
<b>HOUSING PRODUCTION</b>					
General Plan Update Implementation	Ensure an adequate supply of housing	Implement proposed General Plan land use changes relative to housing districts, and the Mixed Use District; Amend the Zoning Code consistent with the General Plan Update	General Fund	Development Department	June 2010
Density Bonuses	Provide additional affordable units	Update zoning code to ensure developers understand the benefits and ability to utilize a density bonus.	General Fund	Development Department	Within one year of adoption
Inclusionary Housing Measure 1.1.3	Utilize RDA housing set-aside funds to provide affordable units as part of for market developments	Continue to seek opportunities to finance inclusionary housing units.	Section 8; CDBG; RDA Housing Set-aside	Economic Development Department	On-going; Goal of 50 Inclusionary Housing units annually
Tax Credit Developments Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units	Allocate RDA and HOME/CDBG funds during this planning period to assist qualified housing developers provide affordable housing,	RDA	Economic Development Department	On-going
Density Increase Measure 1.1.6	Increase the maximum density of city's multi-family district(s) to help provide and ensure the ability for affordable housing to be constructed.	Amend the zoning code and General Plan to change the maximum density in the R-4, High Density Residential from 20 du/ac to 30 du/ac. The R-4 zone will permit owner occupied and multifamily by-right, without CUP, planned unit development or any discretionary action, with a minimum 16 units per site and a density of 20 units per	General Fund	Development Department	Within one year of adoption

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		acre.			
Encourage and facilitate large lot development Measure 1.1.8	Develop policies to facilitate lot subdivision	Streamline and expedite the approval process for land division for projects that include affordable housing units, ministerial review of lot line adjustments, deferral or waiver of fees related to the subdivision for projects affordable to lower income households, provide technical assistance to acquire funding, and modification of development requirements.	General Fund	Development department	Within one year of adoption
<b>HOUSING ASSISTANCE</b>					
Housing Subsidy Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units	Allocate RDA and HOME/CDBG funds during this planning period to assist qualified housing developers provide affordable housing,	RDA Housing Set-aside; HOME	Economic Development Department	On-going
Mortgage Assistance Program Measure 1.1.4	Continue the Mortgage Assistance program to assist lower income homebuyers.	Provide financial assistance to enhance the home purchasing options to low income households, by providing up to \$65,000 in down payment and/or closing costs.	CDBG; RDA Housing Set-aside; HOME	Economic Development Department	On-going Goal 5-10 households annually
<b>EQUAL OPPORTUNITY</b>					

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Reasonable Accommodations Measure 2.1.7	Continue to require compliance with Americans with Disabilities Act standards in all new multifamily and redevelopment projects.	Adopt a Reasonable Accommodation ordinance.	General Fund/CDBG	Development Department	June 2009
Fair Housing Measure 2.1.1	Ensure fair housing for all residents of Victorville	Reduce housing discrimination	CDBG	Economic Development Department	On-going
STATE LAW COMPLIANCE / CODE AMENDMENTS					
Emergency Shelters Measure 1.1.9	Allow emergency shelters as permitted uses in at least one zone pursuant to State Law.	Amend the zoning code to add "emergency / homeless shelters" to the list of permitted uses in the C-1, Neighborhood Commercial district.	General Fund	Development Department	Within one year of adoption
Transitional and Supportive Housing Measure 1.1.7	Allow transitional and supportive housing in residential zones in compliance with State Law.	Amend the zoning code to permit transitional and supportive housing as a residential use, subject only to standards of similar housing types with the same zone.	General Fund	Development Department	Within one year of adoption



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General Comments: